

This instrument prepared by:

Fred A. Ross Jr.

Attorney for CARTUS FINANCIAL CORPORATION

499 South President Street / P.O. Box 23429

Jackson, MS 39201/39225-3429

601-960-4550 Cartus File # 1703970

WARRANTY DEED AND SPECIAL POWER OF ATTORNEY

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Theo J. Andry** and wife, **Ruth S. Andry**, do hereby sell, convey and warrant unto CARTUS FINANCIAL CORPORATION, A DELAWARE CORPORATION, the ^{FORMERLY KNOWN AS CENDANT MOBILITY FINANCIAL CORPORATION,} following described land and property lying and being situated in De Soto County, Mississippi, to-wit:

Lot 71, Section D, Holiday Hills Subdivision, in Section 34, Township 1 South, Range 6 West, in the City of Olive Branch, Desoto County, Mississippi, as shown by plat appearing of record in Plat Book 27, Page 9, Chancery Clerks office, Desoto County, Mississippi.

Being the same property conveyed to Grantor in Warranty Deed of record at Deed Book 225, Page 391, in said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

IT IS AGREED AND UNDERSTOOD that ad valorem taxes for the current year have been prorated.

AND WE DO BY THESE PRESENTS make, constitute and appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Title Agency, Inc, a Mississippi Corporation ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any other documents necessary for delivery of this deed and to complete the sale of the property herein described, including, but not limited to, the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This Power of Attorney shall not be affected by disability, incompetency or incapacity of Principal, and shall be governed by the laws of the State of Mississippi. This Power of Attorney is coupled with an interest and shall remain in force and effect until the sale contemplated is closed, and shall not be revoked by either of the undersigned prior to said time.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 14 day of September, 2006

Theo J. Andry
Theo J. Andry

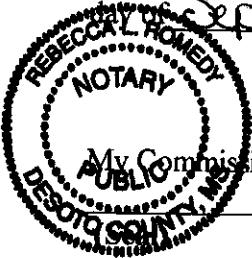
Ruth S. Andry
Ruth S. Andry

STATE OF MS

COUNTY OF DeSoto

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Theo J. Andry**, who acknowledged to me that he\she signed, executed and delivered the above and foregoing Warranty Deed and Special Power of Attorney on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14 day of September, 2006



Notary Public State of Mississippi
At Large
My Commission Expires
August 24, 2010

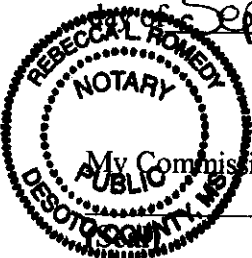
Rebecca L. Romyedy
NOTARY PUBLIC

STATE OF MS

COUNTY OF DeSoto

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GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 14 day of September, 2006



Notary Public State of Mississippi
At Large
My Commission Expires
August 24, 2010

Rebecca L. Romyedy
NOTARY PUBLIC

ADDRESS OF GRANTORS:

20730 Prairie St.
Chatsworth, CA
91311-6010

Phone No: 901-553-2117
662-349-6307

ADDRESS OF GRANTEEES:

40 Apple Ridge Rd.
Danbury, CT 06810

Phone No: 203-205-3400
Wk / NO Home